



Home Elevation Works in Skagit County

Full Mitigation Best Practice Story

Skagit County, Washington

Skagit County, WA - When Mischke built his rental home a year ago he elevated it a little higher than County regulations demanded. So when the October 20 and 21 flooding came to Skagit County, the home was a safe 5 feet above the floodwaters.

Acting as a general contractor, Mischke elevated his house as County regulations instructed. The 100-year flood level is gauged at 43 feet, and the County insists that new homes be elevated to 44 feet, one foot above flood stage.

Mischke took no chances; he elevated his house 45 feet. And it was a good investment. "My renter has a dry home, and my rental income is uninterrupted," he said. "Elevation worked as advertised."

His renter was displaced for a couple of days, but there were no property losses associated with the flood. "Just a little washing after the water receded," Mischke said. "I'm delighted, and so is my renter." By going an extra foot, Mischke saved his investment and his renter's roof.



Activity/Project Location

Geographical Area: **Single County (County-wide)**

FEMA Region: **Region X**

State: **Washington**

County: **Skagit County**

Key Activity/Project Information

Sector: **Private**

Hazard Type: **Flooding**

Activity/Project Type: **Elevation, Structural**

Activity/Project Start Date: **01/2000**

Activity/Project End Date: **01/2002**

Funding Source: **Homeowner**

Activity/Project Economic Analysis

Cost: **Amount Not Available**

Activity/Project Disaster Information

Mitigation Resulted From Federal
Disaster? **Unknown**

Value Tested By Disaster? **Unknown**

Repetitive Loss Property? **Unknown**

Reference URLs

Reference URL 1: <http://www.floodsmart.gov/>

Reference URL 2: <http://emd.wa.gov/>

Main Points

- The 100-year flood level is gauged at 43 feet, and the County insists that new homes be elevated to 44 feet, one foot above flood stage
- Homeowner elevates home to take no chances in floodplain.
- His renter was displaced for a couple of days, but there were no property losses associated with the flood.